

ITEM# 1.2

CONDITIONAL USE PERMIT: To have 3 Shipping Containers for Office & Warehouse Use
1405 Business Park Drive
Being all of Lot 2, Re-plat of Lot 13,
Expressway Business Park Phase VIII
I-1
Arch Renati, LLC

REVIEW DATA

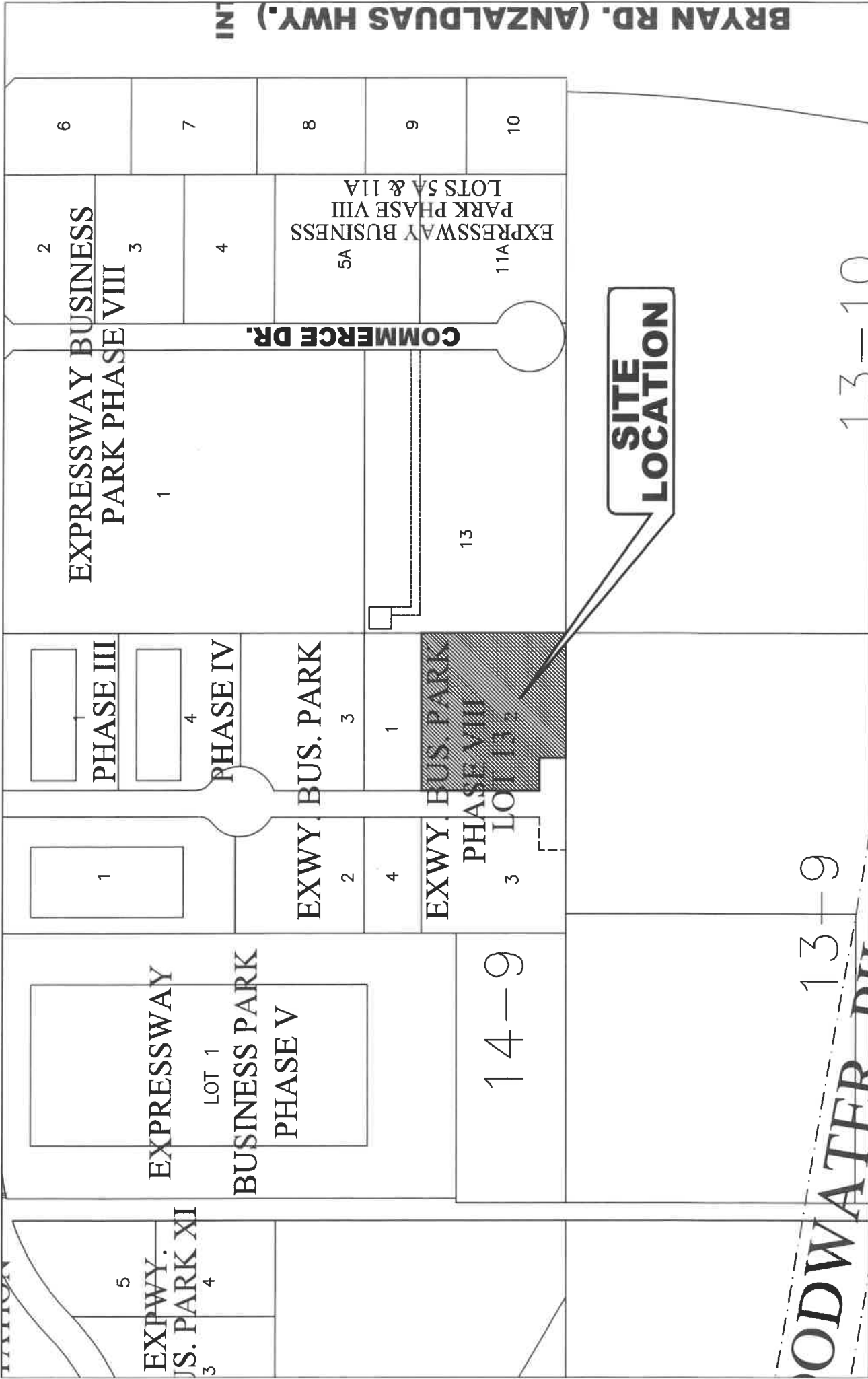
The subject site is located approximately 1,034' south of Trinity Street along the east side of Business Park Drive. The applicant would like to manufacture shipping container homes, also known as "tiny homes", to be used as affordable housing. This units will be built and shipped to different regions in Texas as well as other states. He would like a conditional use permit to move in (3) 40' x 8' shipping containers. One of the containers will be transformed as an office with 2 restrooms for use of the employees, and the other 2 will be used as warehouse space. He is also proposing to construct (2) 50' x 75' metal roofs to provide shade for the manufacturing of the tiny homes. If request is approved the project has been planned in two phases to allow time for company's progression. The first phase will consist of the office, warehouse, and a metal room. The second phase will consist of a warehouse and metal room. Access to the site will be off of Business Park Drive.

- **Hours of Operation:** Monday – Friday from 7:00 a.m. to 5:00 p.m.
- **Staff:** 15 employees
- **Parking:** In viewing the floor plan, there is a total of 15 parking spaces being proposed. Based on the square footage of the structures, there is a total of 6 parking spaces, exceeding code by 9. The applicant will have to comply with the landscaping requirements.

REVIEW COMMENTS: Staff mailed out 10 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff notes that a similar CUP was approved for "Shed's by George" on January 8, 2014.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 year re-evaluation after obtaining the business license in order to assess this new business,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not to be transferable to others



**SITE
LOCATION**



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

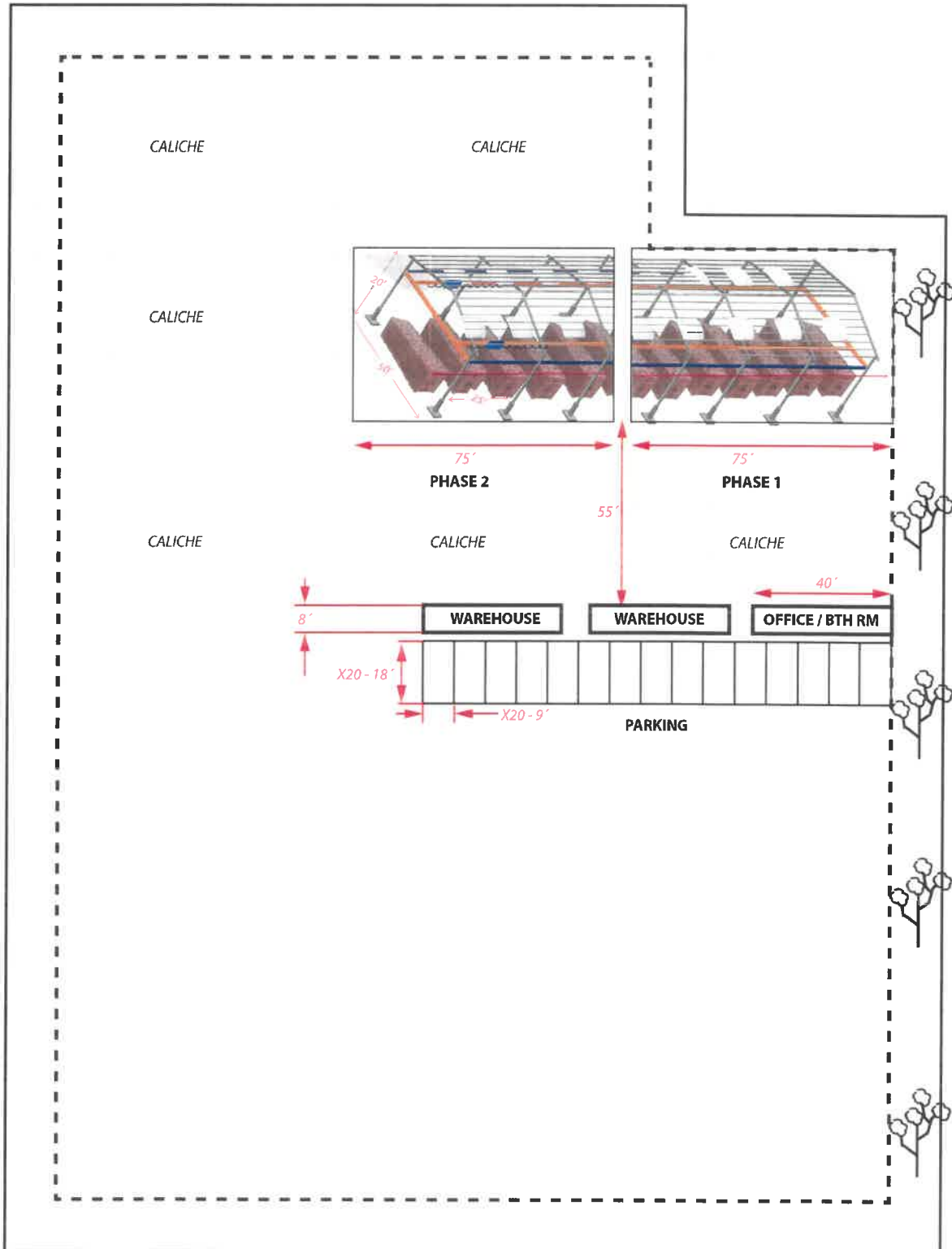
No.



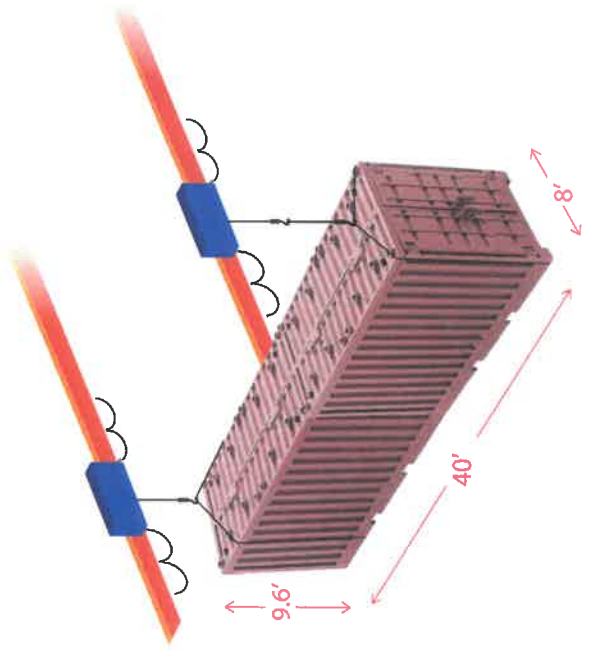
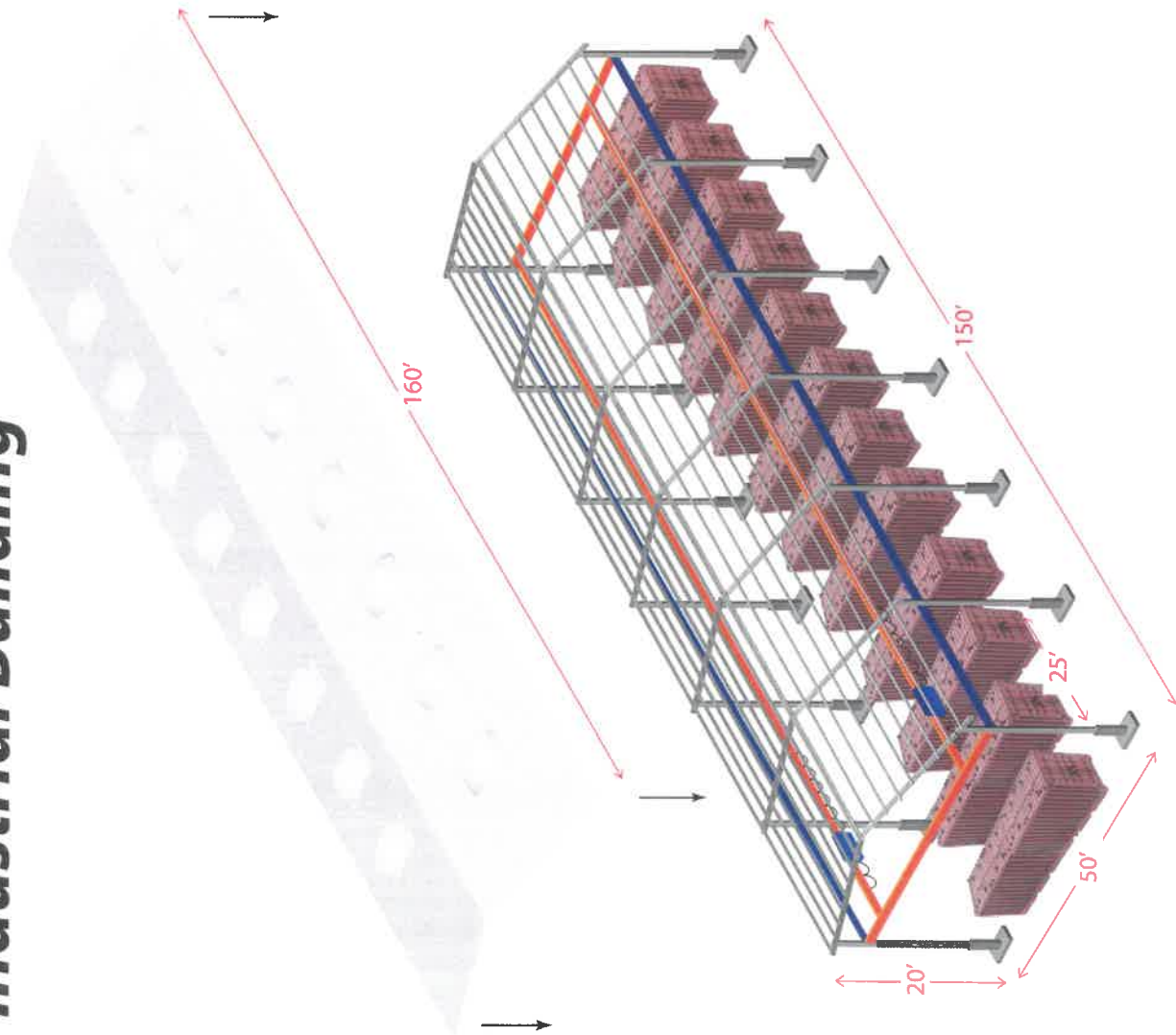
**SITE
LOCATION**

COMMERCE DR.

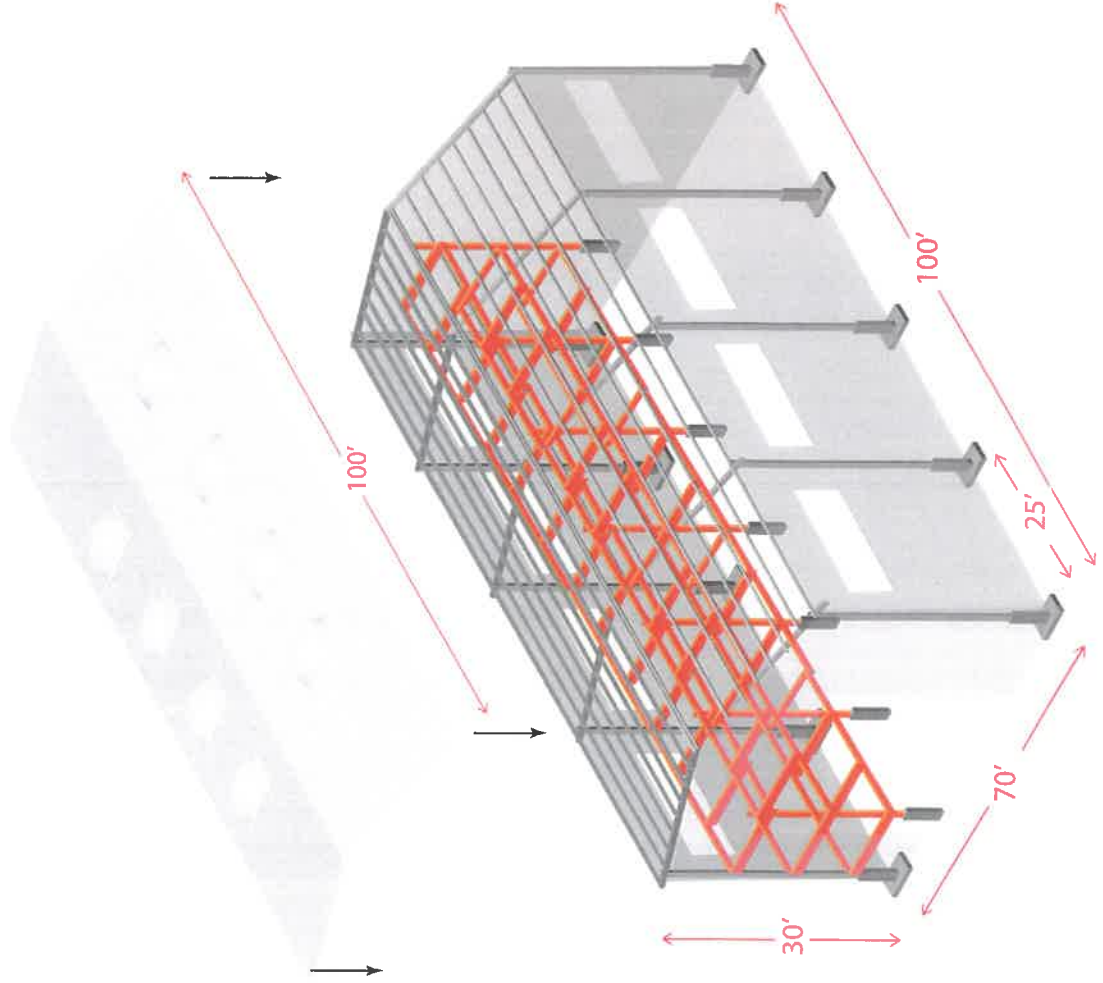
BUS, PARK DR.



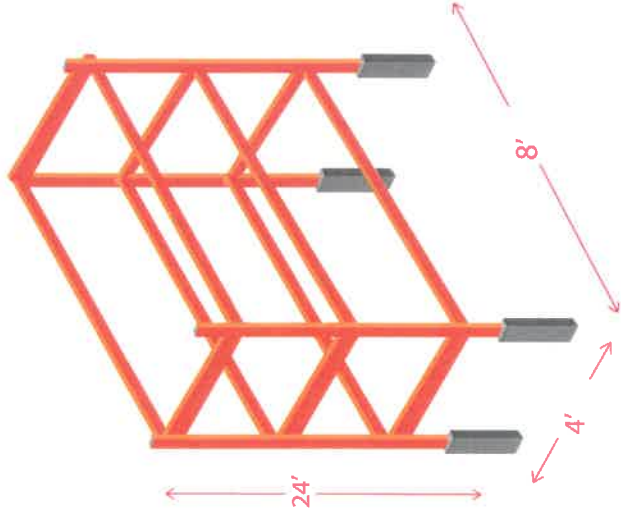
Industrial Building



Storage Materials



Unit Rack



E8465-04-000-0001-00 (560042)
RADIX EQUITY LLC ET AL
111 S ELGIN AVE
TULSA OK 74120

E8465-04-000-0003-00 (560045)
TEMKIN HOLDINGS LLC
1309 BUSINESS PARK DR STE D
MISSION TX 78572

W0100-00-013-0010-00 (316505)
CHARCO LAND SALES LLC
ATTN KILLAM OIL CO. LTD
PO BOX 499
LAREDO TX 78041

E8465-08-000-0001-00 (638224)
ROYAL TECHNOLOGIES CORP
3765 QUINCY ST
HUDSONVILLE MI 49426

E8465-08-000-0013-05 (712457)
KILLAM DEVELOPMENT LTD
4320 UNIVERSITY BLVD
LAREDO TX 78041

E8465-08-000-0001-05 (1238659)
TEMKIN HOLDINGS LLC
1309 BUSINESS PARK DRIVE SUITE A
MISSION TX 78572

E8465-08-000-0002-05 (1238661)
M & G WRENTS ENTERPRISES LLC
1315 BUSINESS PARK DR
MISSION TX 78572

E8465-08-000-0003-05 (1238662)
M & G WRENTS ENTERPRISES LLC
1315 BUSINESS PARK DR
MISSION TX 78572

E8465-08-000-0004-05 (1238663)
RADIX EQUITY LLC ET AL
111 S ELGIN AVE
TULSA OK 74120

W0100-00-013-0009-02 (1563214)
CONTRERAS SERGIO ET AL
2017 E 28TH ST
MISSION TX 78574